



Total Area (Excluding Balcony): 51.6 m² ... 555 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Kitchen/Lounge/Diner  
12'4" x 24'7"

Bedroom  
12'0" x 14'8"

Bathroom  
6'5" x 7'0"

Storage

Balcony



## BUNDOCKS WALK, FISH ISLAND

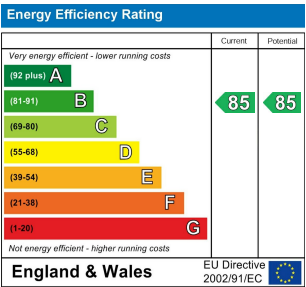
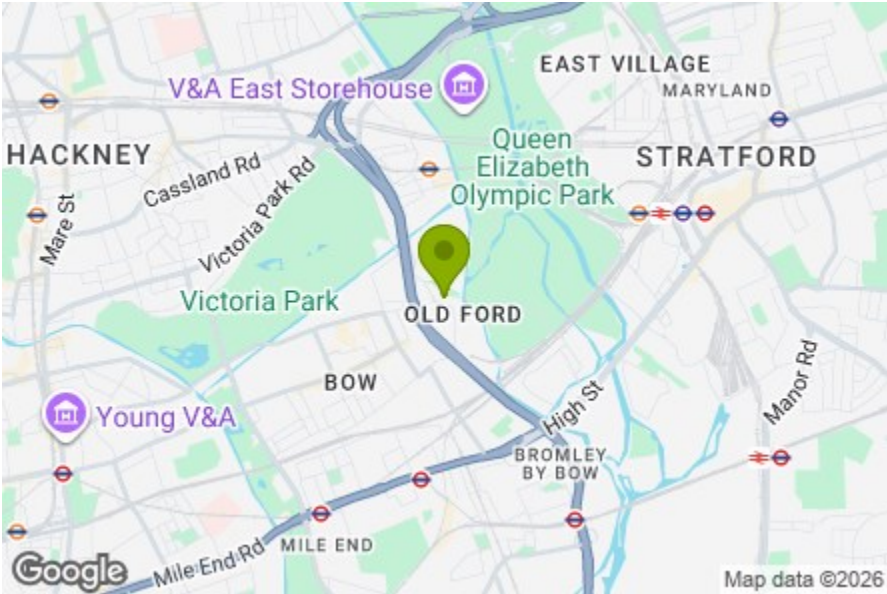
Offers In Excess Of £450,000 Leasehold  
1 Bed Flat



### Features:

- One Bedroom Flat
- Beautifully Presented Throughout
- Third Floor
- Private Balcony
- Moments Away from Hackney Wick
- Moments Away from the Greenway

This one-bedroom apartment sits on the third floor of a modern development in the heart of Fish Island, an area known for its creative energy and vibrant surroundings. Beautifully presented throughout, the interior combines a sense of style with a layout that feels both practical and inviting, creating a home ready to move straight into. A private balcony extends the interiors outdoors, offering a welcome retreat in all seasons. With the Greenway just moments away, you are perfectly placed for canal-side walks, cycling routes, and the unique character that defines this sought-after neighbourhood.



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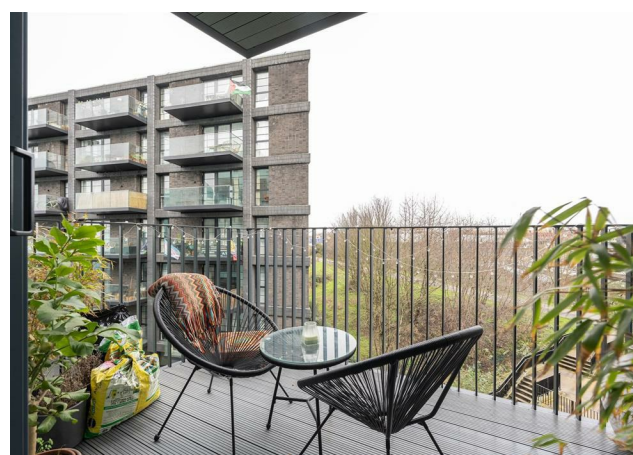
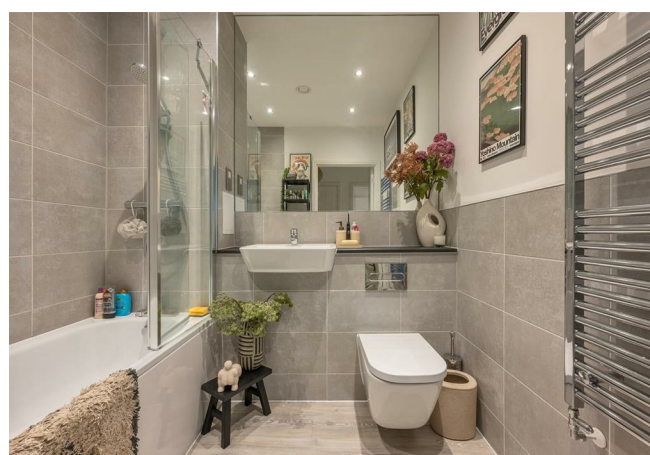
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#### IF YOU LIVED HERE...

Step inside and you're welcomed by a thoughtfully arranged layout, with built in storage keeping the hallway calm and uncluttered. The generous open plan kitchen, lounge and dining space extends to over 300 square feet, filled with natural light from large windows and finished in clean, contemporary tones. The kitchen sits neatly to one side with ample cabinetry, while the living area opens directly onto your private balcony.

The bedroom is a well proportioned double, beautifully presented and easy to settle into, with space for substantial wardrobes and a calm, neutral palette. The bathroom is finished in a simple, modern style with a bath and overhead shower, making the home ready to move straight into.

Perfectly positioned in vibrant Fish Island, you're surrounded by creativity and canal side energy. Ethical Bean Company, Crate Brewery & Pizzeria and Barge East are all close by for relaxed evenings and weekend brunches, while Hackney Bridge brings

together street food and community spirit. Queen Elizabeth Olympic Park and Victoria Park are both within easy reach, and the Greenway offers a scenic route for walking or cycling across the city.

#### WHAT ELSE?

Connections are excellent, with Pudding Mill Lane DLR under 15 minutes away and Hackney Wick station close by for swift journeys across London. Whether heading into the City or exploring East London's creative neighbourhoods, you're well connected without feeling busy.



#### A WORD FROM THE OWNER...

"I've truly loved my time living here. The flat has always felt like the perfect size - comfortable, easy to look after, and really feels like home. Being just five minutes from Victoria Park and ten minutes to Hackney Wick has been such a luxury, having both nature and a vibrant area to hang out so close. The local transport links by bus, tube, and overground have made getting around effortless. It's full of natural light from the large windows, and the almost uninterrupted views over the greenway give a real sense of space and calm, and it feels like one of the best positioned plots in the whole development. It's been a home I have truly enjoyed coming back to every day and I will miss it very much!"

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